



FOR SALE



## 10230 SW CAPITOL HWY

### Medical / Office Space Available

2,453 SF | Priced Reduced to \$795,000 - Seller Financing Available

#### 10230 SW Capitol Hwy, Portland, OR 97219

- Unique medical office interior components
- Great visibility on Capital Highway
- Corner location with easy access
- Monument sign for tenants
- Private parking

#### JOHN KOHNSTAMM

Principal Broker | Licensed in OR & WA  
503-542-4355 | john@capacitycommercial.com

#### MIKE NYE

Principal | Licensed in OR  
503-542-4345 | mike@capacitycommercial.com

#### JACOB GRAY

Associate Broker | Licensed in OR  
971-420-8216 | jacob@capacitycommercial.com





# PROPERTY SUMMARY

**FOR  
SALE**



## PROPERTY DETAILS

Address	10230 SW Capitol Highway, Portland, OR 97219
Available Space	2,453 SF
Lot Size	0.22 AC
Sale Price	\$795,000 - Seller Financing Available
Year Built / Renovated	1988 / 2012
Parcel	R184388
Parking	4 / 1,000 SF (10 Surface Spaces)
Use Type	Medical / Office
Zoning	CM2 Commercial / Mixed Use 2
Space Condition	Vanilla Shell

## Location Features

The building sits only a short distance from an I-5 on-ramp in one direction, and PCC and Mountain Park in the other direction.

There are several nearby amenities including a car wash, gas station, and various restaurants.

There is also a bus stop within walking distance and a park and ride only a short drive away. The corner of SW Capitol Hwy & SW Alfred St sees over 18,000 vehicles per day, there are over 125,000 on I-5.

## Nearby Highlights

- Barbur Whole Foods
- Black Rock Coffee Bar
- Bullseye Pub
- Capitol Hwy Deli Market
- Cravings pdx
- Domino's Pizza
- JJ's Caffe
- Kuang's Kitchen
- McDonald's
- Shell
- Starbucks
- Subway
- Taco Time
- Taiwan Bistro PDX
- Thai Orchid Portland
- The Old Barn
- Wendy's
- 7-Eleven



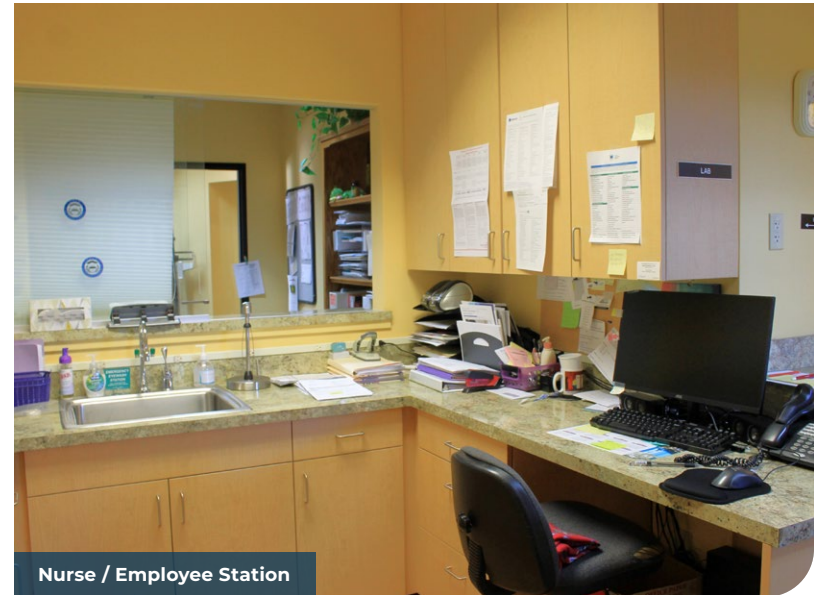




# INTERIOR PHOTOS



Reception Area



Nurse / Employee Station



Employee Break Room

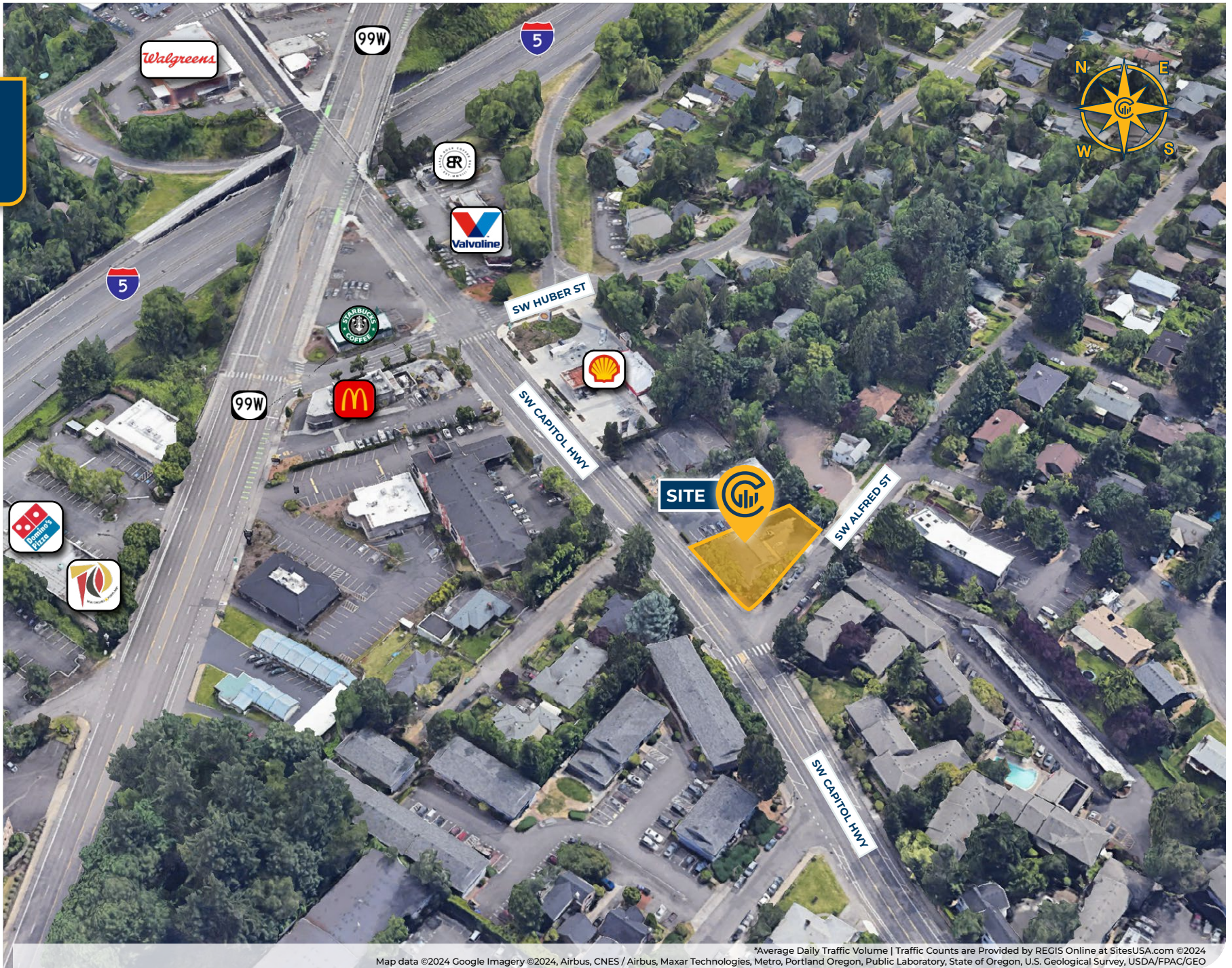


Infusion Room





# LOCAL AERIAL MAP

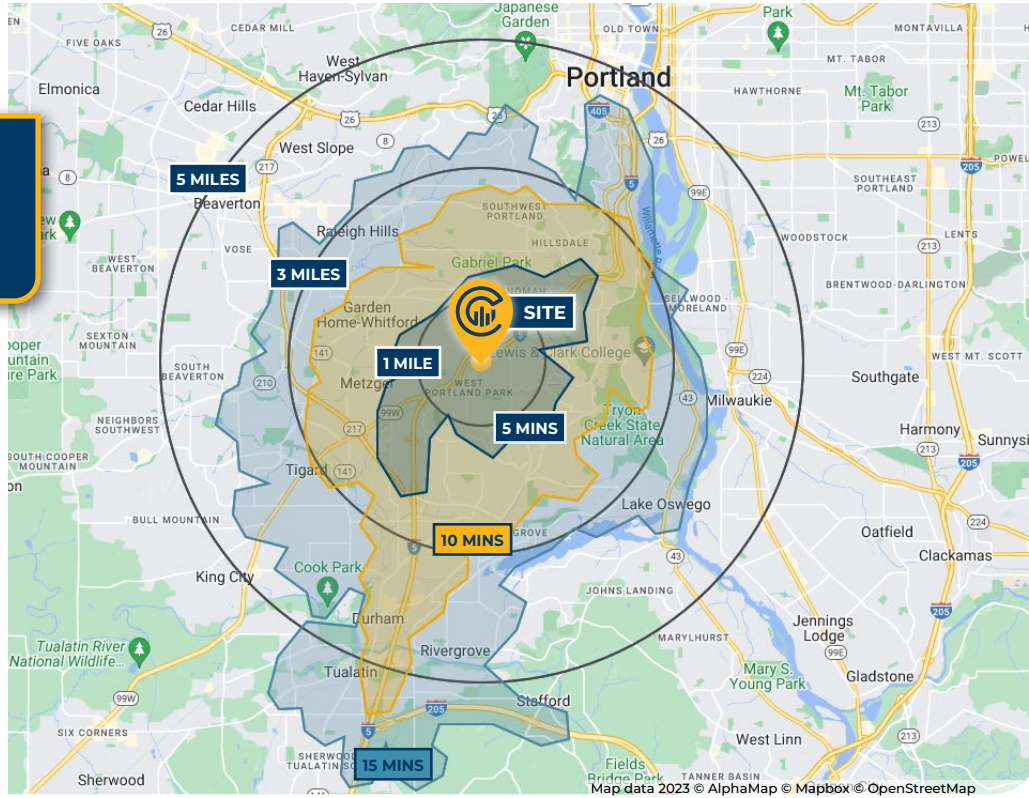


\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024  
Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO





# DRIVE TIMES & DEMOGRAPHICS



**80**  
Walk Score®  
"Very Walkable"

**69**  
Bike Score®  
"Biker's Paradise"

**41**  
Transit Score®  
"Good Transit"

Ratings provided by  
www.walkscore.com/

AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	13,778	104,963	314,094
2028 Projected Population	12,609	101,347	303,479
2020 Census Population	14,305	105,814	314,032
2010 Census Population	13,870	99,681	289,296
Projected Annual Growth 2023 to 2028	-1.7%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2023	0.3%	0.6%	0.9%
Households & Income			
2023 Estimated Households	4,442	33,663	108,415
2023 Est. Average HH Income	\$195,158	\$178,056	\$158,666
2023 Est. Median HH Income	\$118,090	\$118,741	\$112,810
2023 Est. Per Capita Income	\$84,393	\$78,242	\$71,846
Businesses			
2023 Est. Total Businesses	932	8,955	25,746
2023 Est. Total Employees	4,703	65,278	199,353
<small>Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1</small>			

**JOHN KOHNSTAMM**  
Principal Broker | Licensed in OR & WA  
503-542-4355 | john@capacitycommercial.com

**MIKE NYE**  
Principal | Licensed in OR  
503-542-4345 | mike@capacitycommercial.com

**JACOB GRAY**  
Associate Broker | Licensed in OR  
971-420-8216 | jacob@capacitycommercial.com

**10230 SW CAPITOL HWY**